102.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,300 / 613,300
					USE VALUE:	613,300 / 613,300
					ASSESSED:	613,300 / 613,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIGGS BARRY
Owner 2:	STRATTON CAITLIN C
Owner 3:	
Street 1:	177 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANDERSON MORGAN B -
Owner 2:	ANDERSON BROOKE -
Street 1:	177 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1528 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	188,800	4,500	420,000	613,300
Total Card	0.138	188,800	4,500	420,000	613,300
Total Parcel	0.138	188,800	4,500	420,000	613,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.37 | /Parcel: 401.3

Legal Description

User Acct 65805

GIS Ref

GIS Ref

Insp Date 08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,800	4500	6,000.	420,000	613,300	613,300	Year End Roll	12/18/2019
2019	101	FV	172,300	4500	6,000.	426,000	602,800	602,800	Year End Roll	1/3/2019
2018	101	FV	172,300	4500	6,000.	318,000	494,800	494,800	Year End Roll	12/20/2017
2017	101	FV	172,300	4500	6,000.	288,000	464,800	464,800	Year End Roll	1/3/2017
2016	101	FV	172,300	4500	6,000.	276,000	452,800	452,800	Year End	1/4/2016
2015	101	FV	171,500	4500	6,000.	234,000	410,000	410,000	Year End Roll	12/11/2014
2014	101	FV	171,900	3900	6,000.	222,000	397,800	397,800	Year End Roll	12/16/2013
2013	101	FV	171,900	3900	6,000.	211,200	387,000	387,000		12/13/2012

!8157!

PRINT

Date	Time
12/10/20	22:44:22

LAST REV

Date	Time
09/24/18	10:14:35
apro	
8157	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON MORGAN	62694-298		11/22/2013		475,000	No	No		Y
WADMAN EDWARD M	49057-494		2/28/2007		390,000	No	No		
ANANIAN DAVID J	47878-565		7/27/2006		395,000	No	No		
FREITAS NORBERT	23478-405		7/29/1993		145,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2017	906	Solar Pa	4,392	C				
6/16/2017	700	Re-Roof	7,295	C				
10/20/2011	1322	Manual	1,496					replace front door
8/21/1996	426		4,000					18X24 DECK
8/9/1995	464	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
1/10/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/14/2007	MLS	HC	Helen Chinal
11/7/2006	MLS	MM	Mary M
3/6/2000	Inspected	264	PATRIOT
10/21/1999	Measured	263	PATRIOT
8/2/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256486
Depreciation:	67712
Depreciated Total:	188774

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

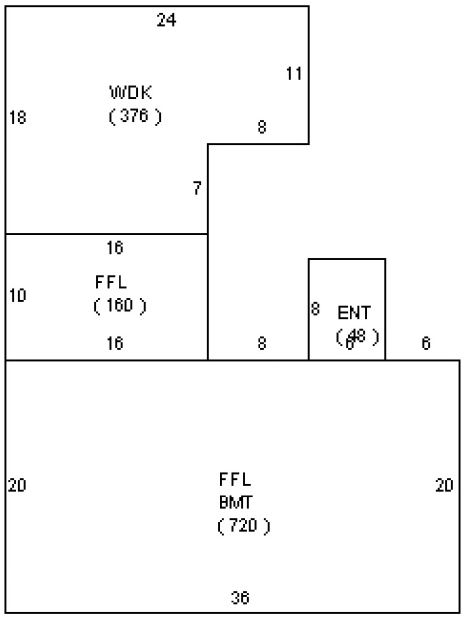
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	93.28
Final Total:	188800	Val/Su SzAd	214.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	128.240	112,849
BMT	Basement	720	80.020	57,614
WDK	Deck	376	8.660	3,256
ENT	ENTRY	48	26.400	1,267

Net Sketched Area:	2,024	Total:	174,986
Size Ad	880	Gross Are	2024	FinArea	1528
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	GD	1950	24.47	T	30	101			4,500			4,500
1	Metal Shed	D	Y	1	6X6	A	AV	1960	0.00	T	40.8	101						

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500

IMAGE

AssessPro Patriot Properties, Inc